



K3

KINGMAKER COURT

WARWICK
TECHNOLOGY
PARK

16,184 SQ FT
GRADE A OFFICE SPACE

66 CAR PARKING SPACES



OVERVIEW

Forming part of the Kingmaker Court development on Warwick Technology Park, K3 provides up to 16,184 sq ft of Grade A space on the premier office park within Warwick District. Set behind a surfaced car park with attractive landscaped grounds, this two storey detached office building has a central core including a full height entrance atrium and bright open plan office accommodation.

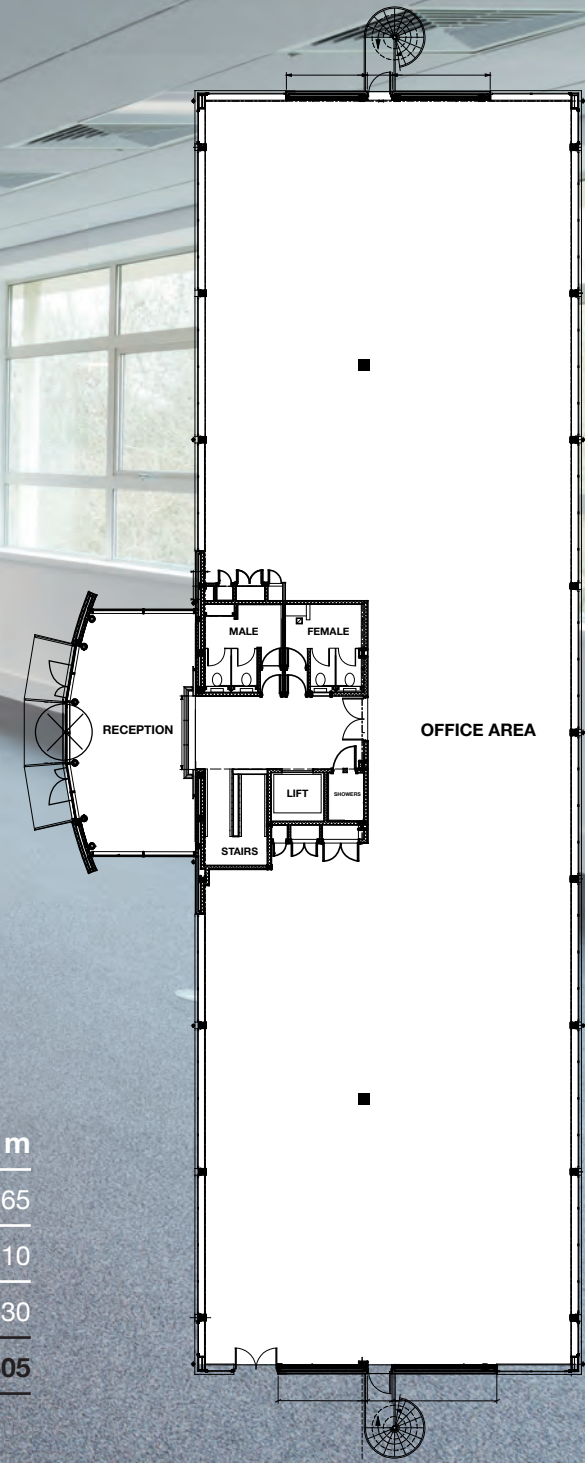
K3 is also well connected to the National Motorway and Rail Networks providing excellent access to some of the UK's major cities.

SPECIFICATION

With a striking double height glazed reception area and virtually column-free floorplates, K3 provides flexible accommodation which benefits from the following high quality specification:

- ◆ Full height entrance atrium/reception
- ◆ Suspended ceilings with recessed LED lighting
- ◆ Carpeted raised access floors
- ◆ Cat. 5E cabling
- ◆ 2.69m approximate floor to ceiling height
- ◆ Male, female and disabled WCs
- ◆ EPC rating D
- ◆ 66 on-site car parking spaces
- ◆ Cycle Rack and Shower Facility





Shower Facilities



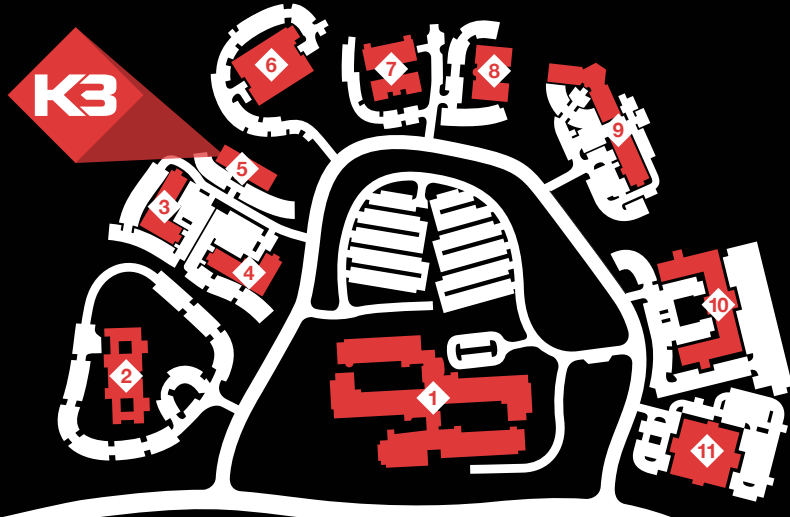
Cycle Rack

Floor Area	sq ft	sq m
Reception	700	65
Ground	7,635	710
First	7,849	730
Total	16,184	1,505

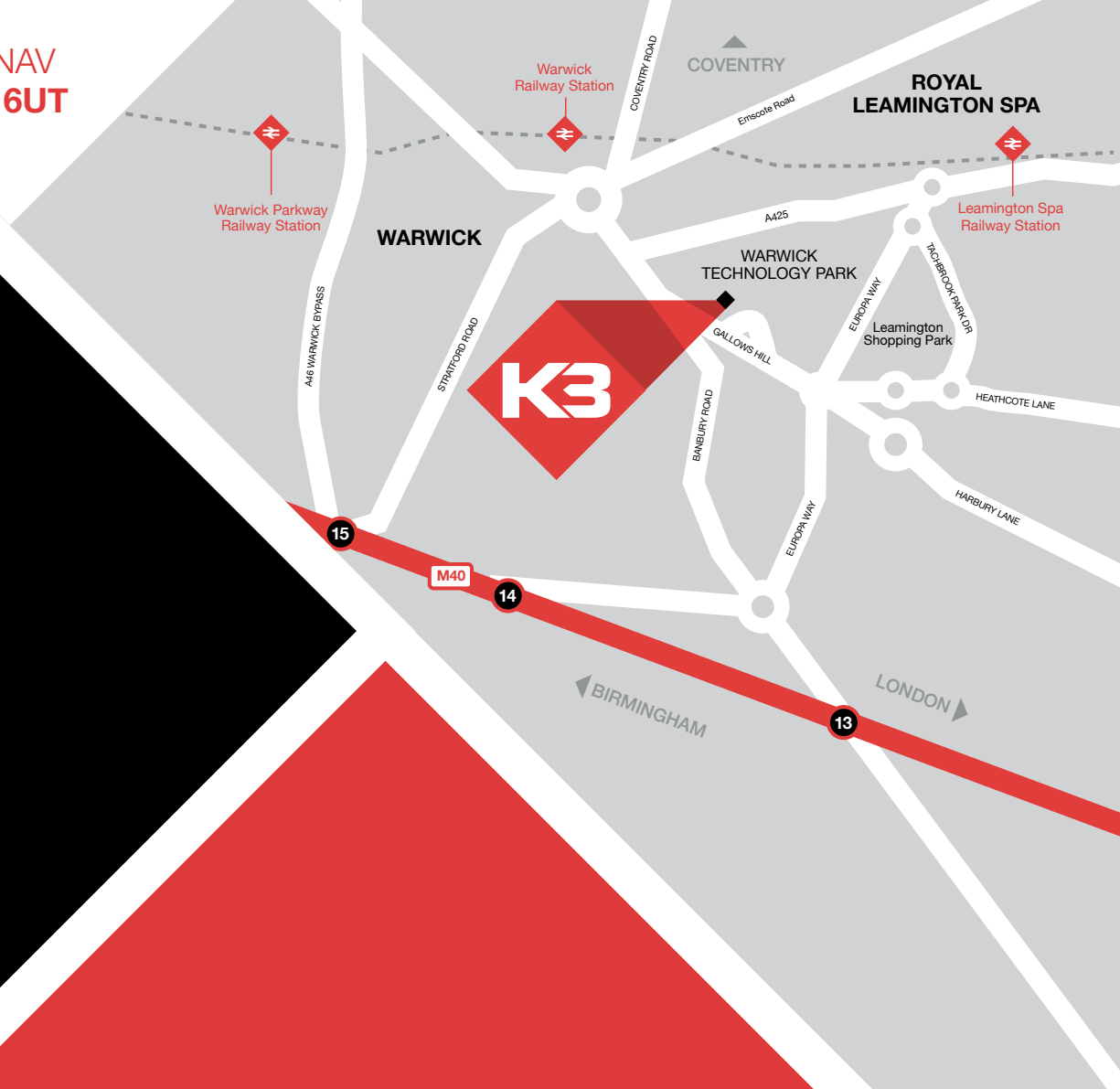
LOCATION

K3 is situated less than 2 miles from Warwick and 3 miles from Royal Leamington Spa Town Centre. Well placed for rail and road connections, K3 enjoys rapid access to the railway stations at Warwick, Royal Leamington Spa and Warwick Parkway which provide excellent Chiltern Railways services to London Marylebone. Junctions 13 and 14 of the M40 motorway facilitate easy access to Birmingham Airport, which is located just 30 minutes' drive away. K3 is also just 5 minutes' drive from Leamington Shopping Park - the area's principal out of town shopping centre where occupiers include J Sainsbury, Debenhams, Next, Caffé Nero and Boots and a good range of food outlets.

SAT NAV
CV34 6UT



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|--|--|
| 1. National Grid | 8. Seton House: Tulip |
| 2. Accenture | 9. University of Warwick
Science Park Innovation
Centre |
| 3. Phillips 66 | 10. Icen Centre:
Rolls Royce PLC
Siemens
Alliance Medical Limited |
| 4. Iress | 11. Globe House: IBM |
| 5. K3 Kingmaker Court | |
| 6. Co-operative House:
Midcounties Co-operative | |
| 7. Neville House | |



**AVIVA
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